

**PALMER TOWNSHIP PLANNING COMMISSION**  
PUBLIC MEETING - TUESDAY, OCTOBER 13, 2020 - 7:00 PM  
ZOOM MEETING 838 9479 8942  
HTTPS://US02WEB.ZOOM.US/J/83894798942

The October 2020 meeting of the Palmer Township Planning Commission was held on Tuesday October 13, 2020 at 7:00 pm via Zoom with the following in attendance: Chairman Robert Blanchfield, Jeff Kicska, Robert Lammi, Robert Walker and Richard Wilkins. Also in attendance were Planning Director Cynthia Carman Kramer, Solicitor Steve Brown, Ron Gawlik of the Pidcock Company, Secretary Kathy Sciascia and Supervisor Jeff Young.

1. Election of Vice Chairperson

Blanchfield said Vice Chairman Karin Vangeli resigned from the Planning Commission. He acknowledged her time and dedication to the Planning Commission and Palmer Township. In 2019, Karin completed all the Lehigh Valley Planning Commission training modules to be recognized as a Citizen Planner. She was the first one of our Planning Commission to do this.

Blanchfield opened the floor for nominations for Vice Chairman for the remainder of her term, which is the end of the year.

Walker nominated Richard Wilkins, seconded by Kicska.

Motion: Approve, Moved by Robert Walker, Seconded by Jeff Kicska. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Walker, Wilkins

2. Minutes of September 2020 Public Meeting

Motion: Approve, Moved by Jeff Kicska, Seconded by Robert Lammi. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Walker, Wilkins

OLD BUSINESS

3. Villages at Wolf's Run - Revised Preliminary & Phase 1 Final Subdivision Plan  
Van Buren Road - K8-14-4 & K8-15-2  
MDR & HDR-2 District  
Request by Wolf's Run Land, LLC

DISCUSSION

The applicant withdrew from the agenda prior to the meeting.

4. Parkview Estates Phase 8 - Final Subdivision Plan  
Saddle Lane - L8-6-17  
MDR District  
Request by Kay Parkview, LLC

### DISCUSSION

Present for the applicant were Andy Woods of Hanover Engineering, Richard Brooks of Kay Parkview and Attorney James Preston.

The preliminary subdivision plan for this development was first approved by the Board of Supervisors in October 1991. On February 25, 2020, the Board of Supervisors granted a waiver of Section 165-35.B of the SALDO, which requires a final plan submission within five years from the date of approval of the preliminary plan.

The Final Plan for Phase 8 proposes to create 31 lots for single family detached dwellings and one open space lot, in addition to about 2,100 feet of new public roadway, on a 32.3-acre tract. The property is within the MDR zoning district. Public water and sewer are proposed.

Blanchfield asked if anything has changed with the future maintenance of Lot 8-19, containing the detention basins. Woods said nothing has changed, the homeowner would be responsible for maintenance and upkeep of the basins on the lot. The attorneys are working on an agreement for approval by the Board of Supervisors. Blanchfield asked if no one buys the lot, would the developer be responsible for upkeep and maintenance. Woods said yes, the developer would be responsible. Lammi asked what the maintenance period is on public improvements and if the 2 basins would be considered public improvements. Gawlik said the maintenance period runs for 18 months after the final inspection. If the basins are private, they would not be public improvements but would be considered improvements of public interest.

Blanchfield asked about the waiver for detention basin landscape screening deferred to the Township staff. Kramer said this is acceptable. Woods also said this is acceptable to them. Blanchfield noted that Lot 8-34 containing the existing bike path is to be dedicated to Palmer Township as open space but not in lieu of recreation fees. The Board of Supervisors should determine whether additional open space, or fees in lieu will be required.

Blanchfield asked Gawlik about the second basin on Lot 8-19. Gawlik said the revised plan shows a second basin that will discharge to a level spreader. The stormwater issues are able to be worked through. At this point, they can recommend engineering approval conditioned on the comments being addressed. Lammi voiced his concern that a private property owner would be responsible for the 2 basins and any repairs that have to be made, and he hopes the buyer will be adequately notified of this. Also, the buyer will need to be told that they cannot cut the riparian buffer. Brooks said the attorneys are working on an agreement to make sure the property owners are well aware of

their responsibility for that parcel. Brown said they have not seen any proposed agreement and asked that the agreement be sent to Attorney Bruno's office for review. Wilkins said he is wary of a lot of waivers for stormwater management. Blanchfield said Pidcock and the geotech engineer were OK with all of them.

Blanchfield asked if the manhole proximity to the curb has been resolved. Gawlik said they have provided additional information and addressed the issue.

Blanchfield said with this amount of homes there does not appear to be a significant increase in traffic and this traffic should have been accounted for when Crest Boulevard was constructed. Letters from the geotech engineer, lighting consultant and Lehigh Valley Planning Commission were all OK with the project.

Blanchfield asked for questions or comments.

Mou Abuattieh, 675 Baltimore Drive, Wilkes-Barre said he is interested in Lot 8-25 and asked if the electric line to the pole on this lot can be buried and if he would be able to build a swimming pool with the slope of the rear yard. Brooks said nothing can be done in the Met-Ed easement in the rear yard, it has to stay the same. He suggested talking to the Zoning Office for requirements and he could meet with them to discuss and review the grading plan. Abuattieh asked if he could regrade the back yard. Kramer said the grading plan is part of what is being approved here and cannot be changed as it affects stormwater management.

Ali Saaem, Cambridge, Massachusetts, asked if the owner of Lot 8-19 would be responsible for wildlife control in the riparian buffer. Brooks said no. Saaem asked if the boundary of the lot could be fenced if it still allows water flow. Woods said he would have to speak to the Zoning Office, but he would have a restriction within the Met-Ed easements. Saaem asked if there would be any other building envelope allowable on this lot. Woods replied anywhere that is not within an easement or setback.

Dennis Gambler, 4383 Vista Drive, Nazareth asked what the X on the back of the homes represents. Woods said a potential deck or porch.

Saaem asked if Lot 8-19 could be subdivided in the future. Kramer said the way it is proposed, when the property is purchased there will be an agreement making the property owner responsible for maintenance of the basin. Unless there was some kind of alternate agreement with the Township, it would be very difficult to subdivide it. Kramer said at this point we are trying to work out the responsibilities for the basins, we would need to know that first before we could comment on a subdivision. Brown said there might be some negative covenants that would preclude someone from subdividing any of these lots.

Brett said he would like to make it a formal condition that an agreement will be submitted to our legal team for review regarding the maintenance of the buffers.

Seeing no further comments or questions, Blanchfield called for a motion.

The Commission voted to recommend approval of the plan, subject to the following conditions:

1. Comments of the Township Engineer's letter dated October 8, 2020 are satisfactorily addressed.
2. Township Departmental comments dated September 3, 2020 are satisfactorily addressed.
3. Comments of the Township Geotechnical Engineer letter dated March 19, 2020 and any additional comments are satisfactorily addressed.
4. Comments of the Township Lighting Consultant letter dated September 24, 2020 are satisfactorily addressed.
5. Comments of the Lehigh Valley Planning Commission review letter dated October 9, 2020 are satisfactorily addressed.
6. Requested waivers and deferrals are approved by the Board of Supervisors.
7. The proposed method of recreation contribution is approved by the Board of Supervisors. The required amount for a fee in lieu of contribution as required by ordinance would be 31 lots x \$1,500/lot = \$46,500.
8. The need for any voluntary traffic contribution is addressed by the Board of Supervisors. If requested, the proposed amount would be \$1,000 x 31 peak PM trips = \$31,000.
9. Legal agreements are developed and submitted to the Palmer Township Solicitor for review prior to going before the Board of Supervisors. The legal agreement will take into consideration the maintenance of the two basins and the Riparian Buffer. The Riparian Buffer is to be left in a natural state.

Motion: Approve w/ Conditions, Moved by Robert Lammi, Seconded by Robert Walker. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Walker, Wilkins

## NEW BUSINESS

5. Wildrick Minor Subdivision Plan  
79 Central Drive - L8NE2-13-1  
MDR District  
Request by Kenneth & Lois Wildrick

## DISCUSSION

Present were applicants Kenneth and Lois Wildrick, along with their surveyor Richard Waldruff.

The plan proposes the subdivision of a 0.81-acre lot into two lots. The proposed Lot 1, containing 0.38 acres, is vacant and is not proposed for development at this time. The proposed Lot 2, containing 0.43 acres, is improved with a single-family detached dwelling.

The property is located on the south side of Carousel Lane east of Central Drive, within the Parkview Estates subdivision in the Medium Density Residential (MDR) zoning district.

Blanchfield asked if there were any concerns regarding the subdivision. Gawlik said they have 4 comments that would be addressed, but nothing of engineering concern. Kramer said there would be a recreation fee of \$1,500 required. In this phase of Parkview Estates, recreation fees have been collected at the time of building permit application. Mrs. Wildrick confirmed that the address of the new lot would be 50 Carousel Lane.

Seeing no further questions or comments, Blanchfield called for a motion.

The Commission voted to recommend approval of the plan, subject to the following conditions:

1. Comments of the Township Engineer's letter dated October 5, 2020 are satisfactorily addressed.
2. Township Departmental comments dated October 9, 2020 are satisfactorily addressed.
3. The need for any recreation contribution is addressed to the satisfaction of the Board of Supervisors. The recreation fee of \$1,500 should be paid at the time of building permit application for Lot 1.

Motion: Approve w/ Conditions, Moved by Robert Walker, Seconded by Jeff Kicska. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Walker, Wilkins

#### PLANNING DIRECTOR COMMENTS

Kramer echoed Blanchfield's statements about Vangeli's service to the Planning Commission. She was an asset and will be missed.

#### PUBLIC COMMENT

None.

#### ADJOURNMENT

The meeting was adjourned at 7:52 PM.

Motion: Adjourn, Moved by Robert Lammi, Seconded by Robert Walker. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Walker, Wilkins